

**MINUTES OF A MEETING OF THE
NORTH WERRINGTON DEVELOPMENT WORKING GROUP
HELD AT 7.30 PM ON TUESDAY 10 OCTOBER 2006**

Those in Attendance

Mr Paul Curtis, Werrington Neighbourhood Council (PC)
Mrs Janet Goodacre, Werrington Neighbourhood Council (JG)
Mr Martin Greaves, Werrington Neighbourhood Council (MG)
Mr Bob Johnson, Glinton Parish Council (BJ)
Mr Andy Warn, Glinton Parish Council (AW)
Mr David Wragg, Glinton Parish Council (DW)
Councillor John Holdich, Glinton Parish Council (JH)
Mr Martin Chandler, Allison Homes Ltd (MC)
Mrs Clare Buddle, Development Land & Planning Consultants Ltd (CB)
Mr Neil Osborn, Development Land & Planning Consultants Ltd (NO)
Mr Alistair McLeod, Stephan Zins Architects (AM)

Apologies for Absence

Mr Gerrard Kirt, Glinton Parish Council
Mr Roy Beard, Werrington Neighbourhood Council
Mr Steven Lane, Werrington North Independent Councillor

Introduction

Action

Minutes

NO	Apologised people had not received the last working group minutes and handed out printed copies. These would be resent to the key contacts who could then circulate them.	CB to resend
JH	The date was the 5 September, not the 4 as stated.	CB to amend
NO	Apologised that the press release was not circulated until after it had been issued.	
<i>Update</i>		
JH	Reason residents are concerned is that they had seen the Herald before receiving Allison's correspondence.	
MC	Apologised and said he would investigate the delay in sending the letters.	
AW	Clarified that the proposal was now in the public arena as the Tribune was read by 6,000 people and went to 2,000 households	
NO	Had met with Tony Henthorn (editor of the Tribune) who was very interested and helpful. He had allowed NO to see the editorial and confirm the facts before it had been published.	
BJ	Herald & Post had had a feature on the proposals, but said there had been nothing in the Evening Telegraph	
NO	Had spoken to ET and sent them the press release but they didn't seem interested.	
BJ	Wanted the correct plan to be shown at the public consultation.	
JH	Said the diagram didn't show the country park around Glinton. He had emailed NO about this.	
NO	There had been a need to use a diagram that would reproduce in black and white. Said future illustrations would show the extension of the country park. He said he had responded accordingly to JH's email	
AM	Confirmed that future illustrations would include this area.	AM

Progress Report

Education

NO Had spoken to John Green (JG) (headmaster at Glinton Primary School). It had been useful to make him aware of the situation. JG explained the school was looking at the potential to rebuild or relocate. JG has had a meeting with Stephen Partridge (the Diocesan Board education director) and understood Tony Reinis (Peterborough City Council education department) had also met with him. JG was expected to feedback in due course.

- DW Also had a meeting with JG and would feedback to NO accordingly. DW
- NO Had only a passing interest in the issue as the development would provide its own primary school. The main effect would be on the 'safe route to school' programme. Had met with Mr Mann (Head of AMVC) and some of the Governors and had received a warm reception. They continue to wish to consolidate schools in the 'Diocesan triangle' and establish a southern boundary access onto the Lincoln Road.
- AW The farmer on this site is reluctant to let go of the site.
- NO Confirmed the triangle land belonged to the Diocesan Board, not the Church Commissioners.
- MC Had contacts at the Diocesan Board MC to contact
- NO Had not made progress with regard the school access. It is primarily in the interest of 'safe route to school' that the access is achieved. The School are keen to resist the loss of playing fields and may acquire additional land. Confirmed the location of the access road, which initially would take the form of a haul route for the current planned works and then be retained for student access.
- AW Sought access road to the secondary school to the west and primary School to the east (this would be neat). The primary School wish to expand in the future.
- NO Pedestrian access to be provided certainly.
- NO Would keep in touch with the School. The planning application would be subject to a section 106 agreement and funds could be targeted where most needed, for example could meet potential shortfall in playing fields.
- Demography*
- NO The next stage of the demographic work had been completed. This looked at the population characteristics and concluded that the developments population would be conventional (a mix between the composition of the Werrington, Glington and Wittering wards, not dissimilar to Peterborough as a whole. Therefore the population would be more of the same.
The findings justify the provision of more family homes. The development should not be pressured into providing higher densities. The development would not appeal to the same market as the City Centre. The composition would have implications for the School population.
- BJ Queried whether a reduced density would reduce land values.
- MC Need to achieve a balance. Could build at much higher density but in this location may not be able to sell them. Would work from the demographic research and formulate the dwelling mix accordingly. Would provide a mix of one to five bedroom houses to accommodate for everyone from first time buyers through to downsizers. Such a mix would provide the basis for a suitable community.
- PL Queried whether bungalows would be provided. Need to consider as would be brought up at exhibition.
- MC Would need to ensure the scheme provided 'lifelong' homes i.e. provision for bungalows, sheltered housing, warden control, care homes. Would ask for comments on such a mix at the exhibition as there are lots of answers. The scheme will include bungalows and provision for the elderly, albeit dependent upon feedback.
- JH The housing market survey showed that just two residential care homes had been provided whilst five or six were needed (these should also be carefully located).
- MC Provision can be made within general housing schemes. Appreciated that it was difficult to get old people to move away from their area. This was the worst thing to do as they would end up feeling unsettled and isolated.
- ML There was a waiting list at St Martins Court.
- JH Queried whether it would be possible to provide a dedicated area of bungalows for older people within the development.
- MC Allison Homes' development in Spalding includes bungalows with sheltered accommodation alongside. There is a need for that type of provision and thus the provision is market driven.
- NO The demographic report is interesting. The third phase has yet to come. If based on trends, then you could argue a need for only 10-11% affordable housing. However Allison Homes are committed to meeting PCC's policy requirements. This would skew the demographic profile towards those people in need of housing subsidy and therefore alter the composition.

- The third and final stage of the Report would look at the effect of policy on the projected trends. NO
- MC Need to look at the report to ascertain trends and what is going wrong in certain areas, for example in those areas of Peterborough that are deprived. Members have a responsibility to assist in affordable housing provision, improve the burden of problem families and give them the opportunity to integrate into more balanced communities.
- Housing Need*
- JH There are all sorts of ways of securing affordable housing, i.e. shared ownership. He cited a deal at Fengate to provide social rented housing offsite in an area where the need was greater.
- MC It is important that the development meets community and site needs. As the scheme progresses would consult Peterborough City Council's housing department.
- AW Accepted what had been said however, questioned whether the people are really going to be the same. Said that Peterborough is a magnet for foreign workers. Questioned how the scheme would help to address the need of migrants?
- MC Accepted the influx had caught housing policy out. There is some recognition of this phenomenon coming forward through RSS. Had a colleague with a large portfolio of rented properties which were now being rented to migrant workers.
- NO Trend assessments had not defined the impact of EU migration but did look at ethnic groups who are not EU migrants. Urban expansion areas appeal to a small proportion of the Asian/African population but Chinese people do buy in urban expansion areas. Said that the profile of the EU migrants in terms of aspirations fits neatly into the existing profile, for example, they do not stay unemployed for long.
- BJ They have to be in employment as they cannot claim benefit.
- MC An issue that needs to be addressed is multiple occupancy. Can write leases that limit the occupants within a property but cannot prevent buy to let. Sometimes can gain support from the local housing department. Affordable housing can be secured through the nominations procedure.
- DW Questioned if there was a way of preventing bungalows being sold to the young.
- MC Can limit sales to the over 55s. In reality do not sell bungalows to many young people, it only tends to be those who need one for disability reasons. However, everyone's circumstances are different.
- JH Understood that nationwide 88% of people in shared ownership housing earned less than £30,000. These would have to be on the housing register, have a housing need and an affordability issue.
- MC The housing associations also operate on the open market. They secure funding based on their housing needs lists and then buy as a private party.
- NO The scheme will cater for a housing market in 10 to 15 years time. People's aspirations may not be what we think.
- Employment*
- DW Queried whether any firms or jobs had been confirmed. There was a need to move away from warehousing provision.
- NO There had been no update. FMC and Savills were still considering the composition.
- JH Opportunity Peterborough was looking at attracting companies from the food technology industry, hi-tec firms and environmental companies.
- MC Agreed the scheme would be compatible with this aspiration and said he had recently had some discussions with Jody Tableporter at OP. MC
- Sustainability*
- MG Questioned whether there would be the promotion of solar panels.
- AM Confirmed that there is a requirement under building regulations to secure 10% renewable energy on a site. If the development were to meet Peterborough City Council's aspirations it would be necessary to look at alternative forms of energy production or reducing the carbon footprint. Examples could include a biomass central heating plant or grey water recycling.
- AW Questioned potential for biomass heating.
- MC Had had a conversation with a company who were looking to set up a new power generator and was due to meet with them shortly. The plant used domestic waste and burnt it with low emissions. The left over ash could be used as back fill in construction. There are many opportunities, especially with Peterborough City Council reviewing waste management at present.

Design

- MC There are two forms of design: external design (relates to creating a sense of place) and internal design (i.e. reflective of people's lifestyles – trend is a move towards more open plan living). A variety of different lifestyles will have to be catered for including more traditional requirements.
Design will be informed by Codes that will be drawn up in respect of the development. There will not be a mismatch of styles on the site, instead a firm identity will be created.
- AM These will not be restrictive but will impose design considerations on different elements of the scheme which cannot be departed from without prior approval.
- AW Housing design has improved.
- MC Agreed. This is something which the industry as a whole has sought to achieve. 20% of house buyers buy new homes. Need to entice the buyers whom would normally buy a second hand home. Increasingly people are buying new homes because of the benefits they offer, such as reducing fuel bills.
- AM Added to this people are becoming more aware of design issues.
- MC Confirmed that there would be apartments within the development. At the moment Allison Homes are enjoying success with cluster units: an efficient use of accommodation, affordable, with facilities, lose gardens but get community space. In some elements of the development there will be bespoke apartments, for example at key community nodes. There will need to be a balance. In some areas, it is proposed that development will be up to five storeys.
- AM At the present time these are just ideas. Need to create focal points and work with what is there and in urban design terms.
- AW Need to address the issue of the footbridge over Lincoln Road. People like the idea of an iconic entrance.
- AM Would add images to exhibition in order to sell gateway concept. AM

Open Space

- NO With regards the county park this could be left as it was but could be dealt with by way of covenant.
- BJ If it is left as it is, it leaves it open to development pressure. If not country park then covenanted.
- MC If the use of the land was subject to the application then it could be dealt with by way of a Section 106 agreement, this could stipulate the use of the land, for example farming, local food production, country park.
- JH Could be used as allotments.
- JG Could be a graveyard.
Said there is a problem with maintenance of the open space and asked who would be responsible for it. Questioned whether Allison had any plans for the future maintenance of the open space. Cited a problem with Cuckoos Hollow in Werrington.
- MC Would introduce a Trust that employed a full-time grounds person. The question is how people would pay into this. The Trust can then make money for example through community events. The Trust in Bourne is so successful it has taken over the maintenance of other areas, albeit such an extension is logistically problematic. The Trust can link in with the housing department to help the unemployed get jobs/experience. It would have a business plan and an ongoing income. There was an issue about how it would relate to the Neighbourhood Council or become one

Environmental Statement

- NO Confirmed the research work had been completed and were now at the writing up stage. Expected that the statement would be completed four weeks from now and certainly by the end of November. Would make the non-technical summary available as soon as possible. The statement would influence the master plan.

Transport

- NO Adrian Bullen is considering the roundabout/transport modelling and was due to have further discussions with the walking/cycling officers. AB

Public Consultation

- NO Confirmed exhibition dates: Thursday 26 October (11-9, Arthur Mellows School), Friday 27 October (11-9, Old Werrington Village Hall), Saturday 28 October (10-4, Old NO

- Werrington Village Hall).
 Would speak to the Evening Telegraph and Herald & Post
- AW The dates are on the Tribune's website. This was a popular website and could be used for open feedback (which would then be passed on to NO). Would not filter information but just pass it through.
- MC With regards to freedom of information concerns, if views were expressed on a public website this was then public information.
 Would need to reinforce that all contact should be made through the community groups and not the consultants/developer. It is important that the community groups are aware of people's views.
- BJ Would also put the dates on the notice board and mention it at the Parish Council meeting next week.
- JH Could put posters in the Post Office and around the area.
- MG Would have a meeting discuss progressing the consultation and would get back to NO. Thought it would be prudent for the councils to collect the information before passing it back to NO. Roy Beard
- NO Agreed this would help everyone to understand what people wanted. NO
 Was in the process of finalising the rota for the exhibition.

Planning Input

- NO There was going to be an input from Patrick Gear of Peterborough City Council, however this had been withdrawn at the last minute on potential conflict grounds. Nevertheless the Council are anxious not to be seen as unhelpful.
- AW Need to consider that the Local Plan designates the site as a Green Wedge. This issue will need to be overcome as it will come up in the public consultation.
- JH The Local Plan was produced in 2001 but was not adopted until 2005. It is due to be reviewed in 2006. There is a difference between Green Wedge and the Green Belt. The potential of the site was not rejected due to its Green Wedge allocation but because Peterborough had already provided for enough housing. This allocation had been overturned by the spatial strategy.
- AW Understood this was as a result of a public inquiry in July 2005. However, people will look at the Council's website and cannot get any further than the Local Plan. They will be confused about the allocation being overturned.
- MC The green wedge is only in the Local Plan, which is subject to review. It is not the same as a Green Belt allocation which themselves can be reviewed.
 There is a difference between regional and local strategy for the city. The regional strategy sets out the agreed growth for Peterborough and its role as a major settlement.
- NO The core strategy will look at this issue but this is not now due to be issued until March 2007. This will take the growth identified in the RSS and then identify allocations for it. The document will set the framework and the strategy for housing locations. Local Planning Authorities are looking very closely at their core strategies as the first two to be completed have been thrown out.
 Would produce information sheets on the key buzzwords in the exhibition, including information on the planning system. NO

Exhibition Format

- NO Had a working draft of the text and illustrations for the exhibition. These would be distributed in order to get people's views. Would need views as soon as possible. The text outlined some key questions and these would need to be highlighted. The boards would be read sequentially.
 Page 4.4 provides a picture of the basic constraints so people can see the framework within which development must occur. NO/AM
 AM Confirmed that comments should be back by 19 October to allow for printing. AM
- MC Inevitably so much is dependent on the consultation.
- BJ When comparing the development footprint (shown white imposed on the aerial photo) against that of Werrington there is not actually that much. It is quite small area in comparison.
- AW Agreed – it was not overwhelming.
- MC It is important this be conveyed to allay fears. Trying to produce a sustainable

	community and therefore this would comprise not just development but everything residents would need. The idea was to create a whole provision rather than just blocks.	
AM	The plan shows the size of the constraints so development cannot get any bigger. Would undertake calculations of the proportion of built to open space.	AM
NO	It was intended that AB would be at the exhibition at some point in order to promote the underpass concept. Had considered shutting the route across the A15 but this was not accepted.	
BJ	Worried about the proposition of an underpass. A photo that AB had produced showed quite an expansive underpass. This should be included to show what could possibly be produced.	AB/AM
MC	Ultimately, the acceptability of the underpass comes down to design.	
AM	The purpose of the exhibition will be to gauge people's opinion.	
AW	Underpasses have a bad reputation in the city.	
MG	Cannot cut off major green areas. Need some form of major connection between the open space. The open space has to be accessible.	
JH	Allison Homes build decent houses and some of the images should be replaced to reflect this.	
AM	Acknowledged that some of the images were repeated but this was due to the nature of the document at the present time.	
PC	The questionnaires would need to be numbered as previously people had simply photocopied the same one.	CB
JG	Would also need separate questionnaires for Werrington and Ginton residents	CB
NO	Confirmed AHE would provide refreshments for those staffing the exhibition. The doors would open at 11 and close at 9 on Thursday and Friday and 4 on Saturday.	NO/ST
BJ	Flysheets with details of the exhibition should be provided quickly to be distributed around the area.	
NO	Agreed to provide	NO
JH	Would try to deliver. There are around 650 houses in Ginton. It was suggested that the H&P could deliver a flyer to selected streets in Werrington	
PC	Would come back with regards numbers.	PC
NO	Would investigate distributing a flyer in the paper	NO

Other Matters

- JH Queried response in Werrington.
- SL Confirmed had not gone out to consultation.
- JG Had received no feedback as a result of the Herald & Post article.

Next Meeting

The next Working Group meeting will be held at Werrington Village Hall at 7.30pm on Wednesday 15 November 2006. JG to confirm